



*Asking Price*

**£775,000**

GRANGE, WIMBORNE, DORSET BH21 4HP

Freehold



- ◆ DETACHED COBB COTTAGE
- ◆ FOUR BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ SCOPE TO EXTEND (STPP)
- ◆ MODERNISATION REQUIRED
- ◆ SYMPATHETIC PLOT
- ◆ SOUGHT AFTER LOCATION
- ◆ SOLE AGENTS

A 19th Century, four bedroom, detached Cobb cottage positioned in Grange boasting scope for extension and modernisation throughout. The home is being offered without a forward chain. Sole Agents.

## Property Description

Old Granary Cottage was originally a Cobb cottage which we understand dates back to the 19th Century. Over the course of the last century this particular property has been extended to create this sympathetic four bedroom home. The property is well positioned and within close distance to Wimborne Town Centre, local pubs, amenities and schools.

The accommodation comprises a bright entrance hall with access to the shower room and bathroom, family room with a feature fireplace, additionally the family room provides access to the garden room at the rear of the property. The kitchen has a dual aspect view of the front and rear garden and a variety of base and eye level units. There is also the added benefit of a separate dining room. Upstairs, there are four bedrooms and a variety of storage space.

The home sits in on a plot approaching 1/4 an acre and benefits from double glazed and oil fired heating. In the agents opinion, there is scope to extend the property (STPP)





## Gardens and Grounds

The home sits sideways on to the lane with both front and rear gardens accessible via garden gates. The front garden is primarily planted to mature beds and a pathway leads to an area of parking suited to several vehicles and there are a variety of outbuildings and storage. This space would suit the development of garaging (STPP). The rear garden is split into two principal sections with the first being primarily laid to hard standing which spans the rear elevation of the home. A pathway and cover arch lead into an established garden which is well stocked and has privacy from the lane. There is a wood built garden room and the rear boundary affords views across adjoining farmland and beyond.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

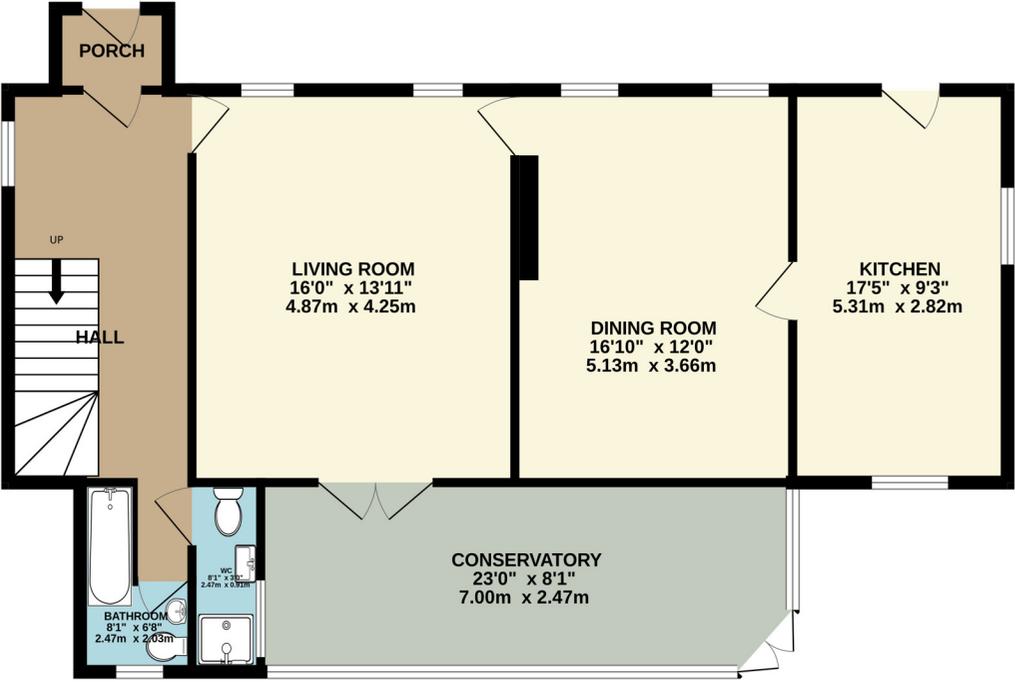


**Size:** 1555 sq ft (144.5 sq m)  
**Heating:** Oil fired  
**Glazing:** Double glazed  
**Parking:** Driveway for several vehicles  
**Garden:** North West  
**Main Services:** Electric, water, drains, telephone  
**Local Authority:** Dorset Council  
**Council Tax Band:** F  
**Additional Information:** For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

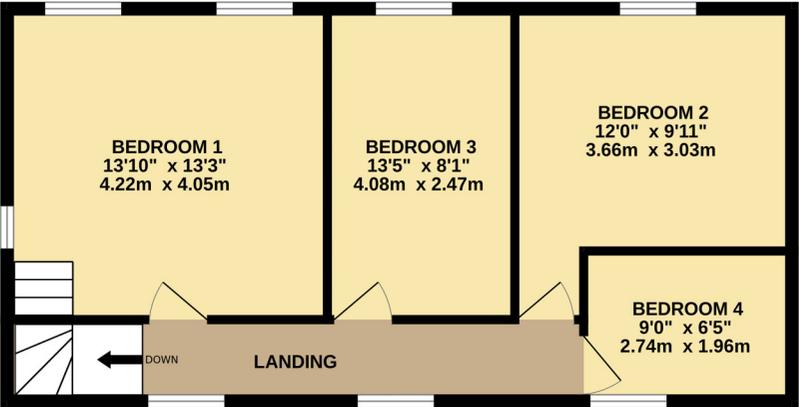




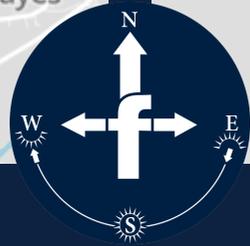
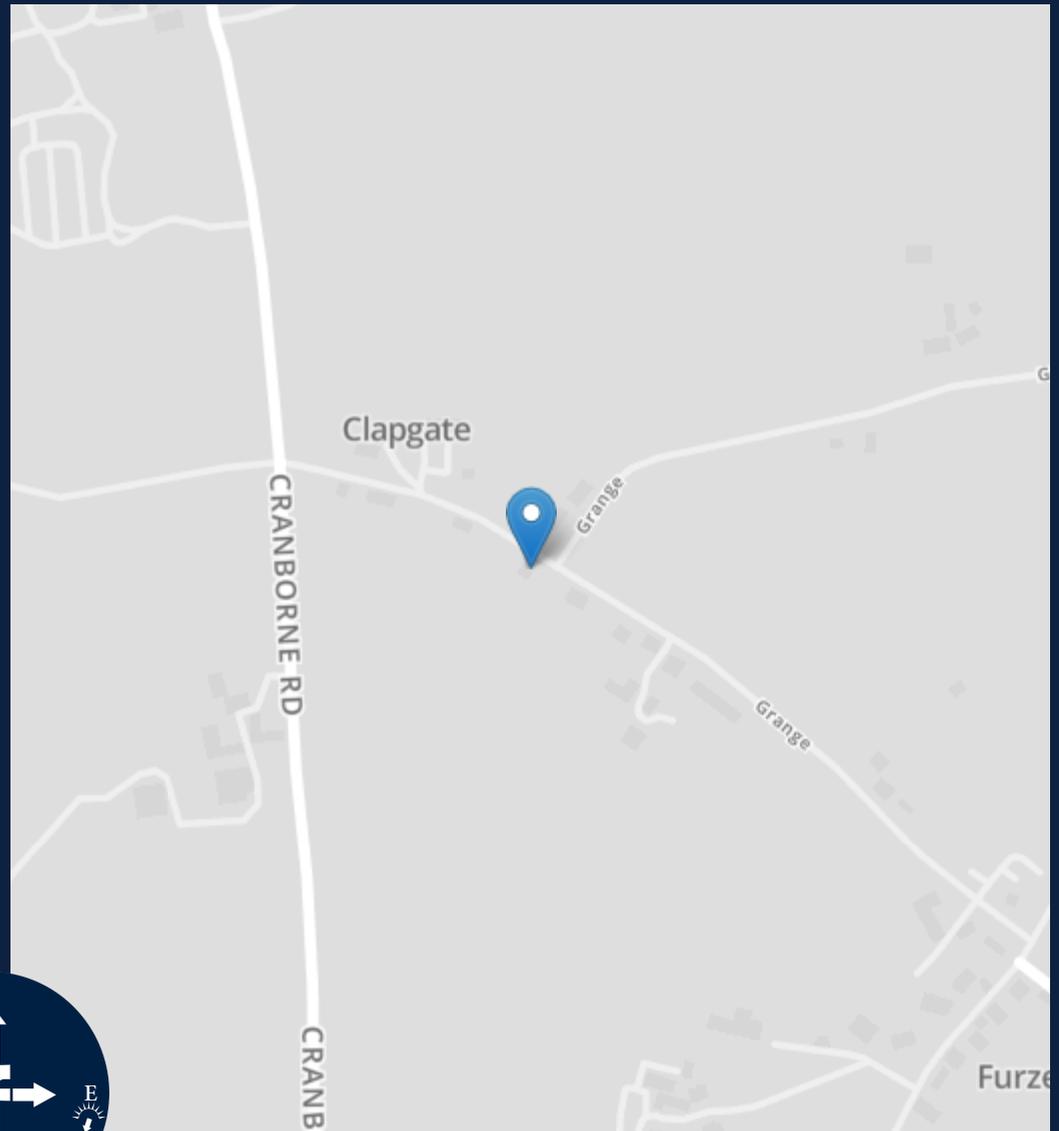
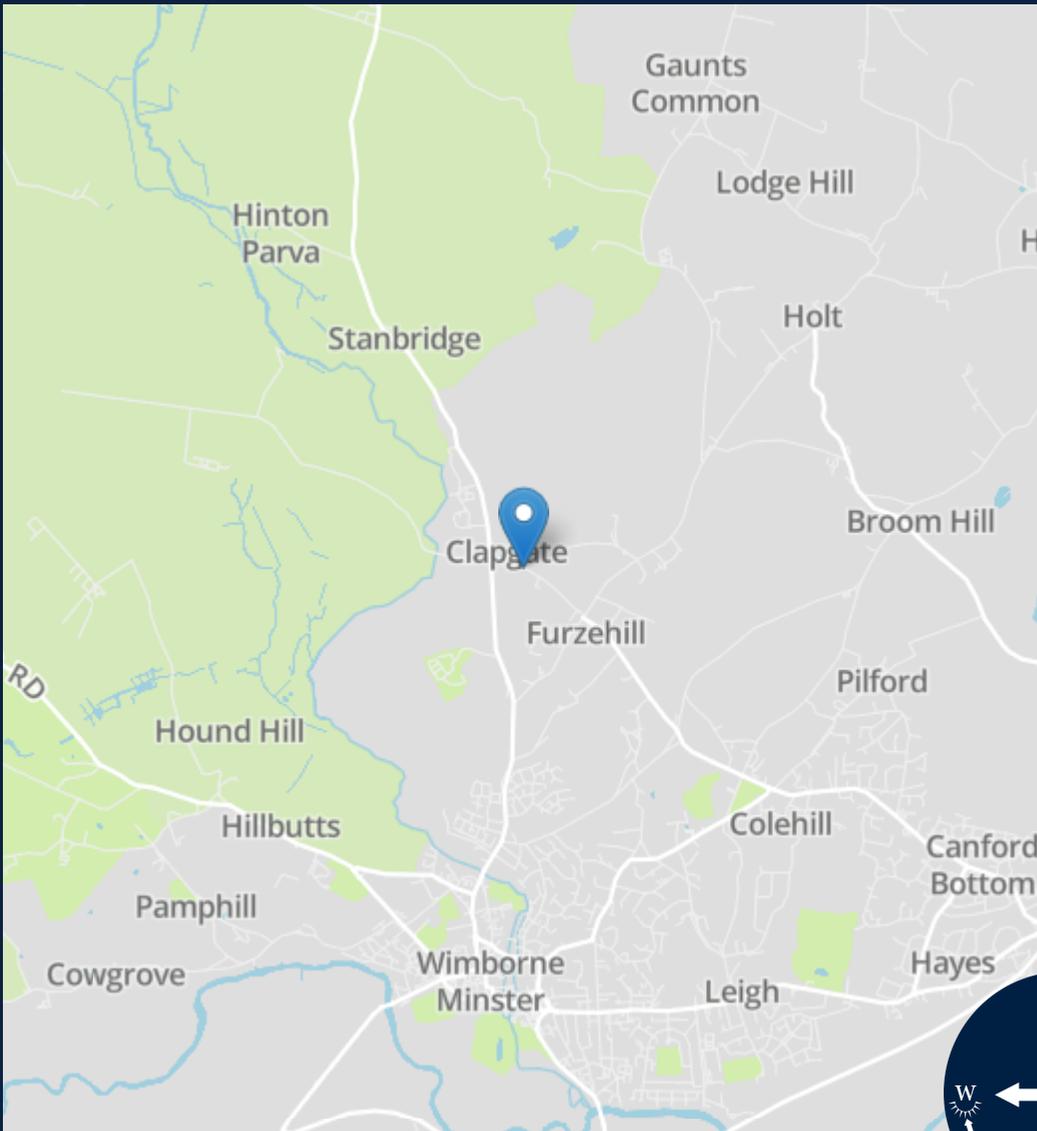
GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



FIRST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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